



Lavender Cottage

1, Church Street, Clifton,
Bedfordshire, SG17 5ES

£425,000

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properties

Lavender Cottage is a delightful two double bedroom home with a southerly aspect landscaped garden, garage and parking. The property is centrally located within the conservation area of the sought after village of Clifton with nearby shops and amenities, yet only a short drive to Arlesey station with direct rails link into London.

- Extended to provide kitchen/diner with separate living room
- Recently installed ground floor cloakroom
- Main bedroom with a range of fitted wardrobes
- Bedroom 2 with feature fireplace
- Re-fitted first floor shower room
- Countryside walks and village duck pond nearby
- Short walk to local amenities with butchers, local pubs, convenience store and post office

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Exposed floorboards. Doors into kitchen and living room.

Living Room

14' 5" x 13' 2" (4.39m x 4.01m) Double glazed window to front. Radiator. Feature fireplace with inset multi fuel/log burning stove with wood mantle over.

Kitchen/Dining Room

18' 10" (max) x 14' 11" (max) (5.74m x 4.55m) Re-fitted shaker style kitchen with solid wood worksurfaces and complementary tiled splashbacks. Inset ceramic one & half bowl sink with drainer and swan neck mixer tap over. Slimline dishwasher. Integrated washer/dryer. Fitted range cooker with stainless steel extractor hood over. Two integrated fridges. Breakfast bar. Feature wood panelling. Space for freezer. Radiator. Understairs storage cupboard with shelving. Double glazed window and French doors opening onto the garden.

Cloakroom

Suite comprising low level wc and wall hung wash hand basin. Wall mounted gas boiler. Obscure double glazed window to front, with fitted shutters.



FIRST FLOOR

Landing

Accessed to insulated loft space. Obscure double glazed window to rear. Doors into both bedrooms and bathroom.

Bedroom 1

13' 5" x 11' 6" (4.09m x 3.51m) Double glazed window to front. Radiator. Feature wood panelling. Built-in wardrobe.

Bedroom 2

13' 0" x 12' 6" (3.96m x 3.81m) 13' 0" x 12' 6" (3.96m x 3.81m) 13' 11" x 12' 6" (4.24m x 3.81m) Double glazed window to front. Radiator. Storage cupboard. Feature fireplace with tile surround. Airing cupboard providing storage.

Shower Room

Suite comprising double shower cubicle, wc and pedestal wash hand basin. Heated towel rail. Extractor fan. Obscure double glazed window to front.

OUTSIDE

Garden

Recently landscaped southerly aspect rear garden laid to lawn with porcelain paved patio and mature planting. Water feature. Bin storage area. Cold water tap. Footpath to front door with storm canopy over.

Garage & Driveway

Driveway providing off road parking and access to garage.

Detached concrete garage with double doors to front.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

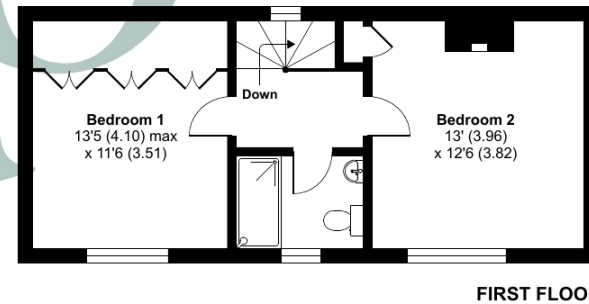
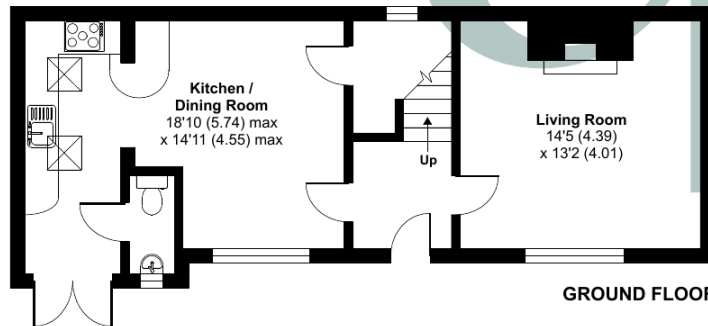
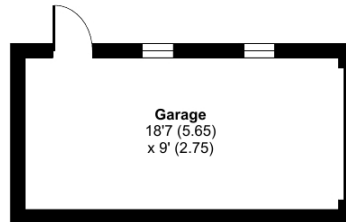


Approximate Area = 990 sq ft / 92 sq m

Garage = 167 sq ft / 15.5 sq m

Total = 1157 sq ft / 107.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1173003

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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